



PLACERVILLE PLANNING COMMISSION

Regular Meeting
Tuesday, March 3, 2026
6:00 PM

Town Hall
549 Main Street, Placerville, CA 95667

Planning Commission Members

Kris Kiehne, Chair
Amy Lepper, Vice Chair
Alyssa Stratton
Catherine Silvester
Kirk Smith

Meeting Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

The meeting was called to order at 6:00 PM by Chair Kris Kiehne. The Pledge of Allegiance was recited

2. ROLL CALL: *Present: Chair Kris Kiehne, Vice Chair Amy Lepper, Commissioner Alyssa Stratton, Commissioner Catherine Silvester, Commissioner Kirk Smith. All members were present; quorum established.*

3. CLOSED SESSION REPORT: *None*

4. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by general consent, unless any Commissioner requests a roll call vote, or unless any member of the Commission or Staff or audience wishes to remove an item for discussion.

4.1. Approve the Minutes of the Regular Planning Commission Meeting of January 6, 2026

Meeting Minutes were pulled by Commissioner Silvester to review minor spelling corrections.

5. ITEMS PULLED FROM CONSENT CALENDAR (if applicable)

A Motion to approve the Meeting Minutes with corrections by Commissioner Stratton and seconded by Commissioner Silvester. Commissioner Lepper Abstained due to her absence at the previous meeting. Motion carried a vote of 4 Ayes, 1 Abstained. Motion Approved.

6. ITEMS OF INTEREST TO THE PUBLIC/PUBLIC COMMENT– NON-AGENDA ITEMS

This portion of the meeting is reserved for people wishing to address the Commission on any matter not on the agenda and the subject matter is within the jurisdiction of the Planning Commission. State law prohibits the Commission from acting on items not listed on the agenda except by special action of the Planning Commission under specified circumstances.

7. WRITTEN COMMUNICATIONS – NON-AGENDA ITEMS *None*

Written comments received on non-agenda items pertaining to business within the jurisdiction of the Planning Commission. These are not items for discussion but can be referred to staff for consideration.

8. PRESENTATIONS AND EDUCATIONAL WORKSHOP SESSIONS: *None*

9. ENVIRONMENTAL ASSESSMENTS / PUBLIC HEARINGS

9.1 General Plan Amendment GPA 26-01 and Zone Change ZC 26-01 to Apply the Housing Opportunity (HO) Overlay to 201 New Morning Court (APN 325-240-016); and Recommendation to Adopt a Mitigated Negative Declaration (MND).

Item 9.1 Presented by Carole Kendrick, Director of Development Services

*Public Comment: Kathy Dunkak – CEO - El Dorado County Fairgrounds
Lori Warden – El Dorado County Fairgrounds Board Member
Danica McClane – Property Owner
Michael Drobesh – Placerville Resident
Deidra C. – Placerville Resident*

There was discussion among the commissioners. A motion to approved Item 9.1 was made by Vice Chair Lepper and seconded by Commissioner Smith. Motion carried a vote of 5 Ayes, 0 Nays. Motion Approved.

9.1. Site Plan Review (SPR) 83-05R – Taco Bell

Item 9.2 Presented by Carole Kendrick, Director of Development Services. Melissa Savage, City Engineer also presented her response to this Site Plan Review.

*Public Comment: Steve Puthuff – Adjacent Property Owner
Judy Puhtuff – Adjacent Property Owner
Steve Thomas – Representative of Taco Bell Owner Sam Thomas
Andrew Hennan – Co-Owner of Taco Bell
Phillip Moss – Architect for project
Michael Drobesh – Placerville Resident*

There was discussion among the commissioners. A motion to continue this item to the next Planning Commission Meeting on April 7, 2026, was made by Commissioner Smith and seconded by Commissioner Silvester. Motion carried a vote of 5 Ayes and 0 Nays. Motion Approved.

10. CONTINUED ITEMS: *None*

11. NEW BUSINESS:

11.1. 2025 Housing Element Annual Progress Report, Cycle 6. Receive and file the 2025 Annual Housing Element Annual Progress Report and provide staff with any comments, if any, to be forwarded to the City Council.

Item 11.1 Presented by Carole Kendrick, Director of Development Services

Public Comment: Michael Drobesh

There was discussion among the commissioners. A motion to file this Annual Report was made by Commissioner Smith and seconded by Commissioner Stratton. Motion carried a vote of 5 Ayes and 0 Nays. Motion Approved.

12. MATTERS FROM COMMISSIONERS AND STAFF

12.1. Staff Reports:

This item is for staff to update those in attendance of the status of upcoming meetings; recent actions taken by City Council on items previously considered by the Commission; the status or completion of City and community projects; of community-wide activities and events (e.g. National Night Out, Wagon Train, etc.).

Carole Kendrick, Director of Development Services, reported on items happening with City Council.

12.2. Planning Commission Matters:

For Commission Members this time is for updating other Members of sub-committee work (when applicable); for updating other Members of topics and issues learned at land use and planning conferences, workshops, webinars; general comments regarding planning and land use within Placerville, or other items which may be within the purview of the Planning Commission.

12.2.1 Historic Design Guidelines

12.2.1.1 Historic District Workplan

12.2.1.2 National Parks Service Preservation Planning Guidelines

There was discussion among the commissioners regarding these matters.

Public Comment: Michael Drobesh

12.2.2 2026 Reorganization of Planning Commission (Chair and Vice Chair Election). Item required per Article 5(b) of the Planning Commission Bylaws

The commissioners discussed among themselves and voted Chair to remain Kris Kiehne and Vice-Chair to remain Amy Lepper. A motion was made by Commissioner Smith and seconded by Commissioner Statton. The motion carried a vote of 5 Ayes and 0 Nays. Motion Approved.

13. ADJOURNMENT

The Planning Commission normally ends its meetings by 10:00 pm. Items remaining on the agenda after 10:00 PM will be continued until the next Planning Commission Meeting. The Commission meets regularly on the first and third Tuesday of each month at Town Hall in the City Council Chambers; additional meetings may be scheduled as needed.

The meeting was called Adjourned by Chair Kiehne at 9:18 p.m.